

ASHTON HAYES and HORTON-cum-PEEL PARISH COUNCIL MEETING

Wednesday 22nd January 2020 at 7.00pm
In Ashton Hayes Primary School, Ashton Hayes.

MINUTES

Present: Cllr J Colville
Cllr B Craven
Cllr I Dossett – Chairperson
Cllr J Whitelock-Wainwright
Cllr D Rounthwaite
Cllr J Lutton
Cllr P Varey
Cllr H Deynem – CWaC

Clerk: Trudy Ryall-Harvey
Members of the public: 104
Applicant

The Chairperson welcomed everyone to the public meeting and thanking them for coming out to review and discuss the Golden Lion Planning Application.

The Chairperson confirmed that all of the PowerPoint slides that were presented at the meeting would be available to review on the Parish Council website for the resident's reference. The Chairperson also confirmed that the planning application and plans that had been submitted had been available for public viewing at the Parish Rooms and the Pavilion on 18th & 19th January.

The Chairperson provided a brief planning history of the site and outlined when the local plan and neighbourhood plan were adopted. The Chairperson provided an overview to the application and asked the owner (who was in attendance if they wanted to comment – they declined). The Chairperson highlighted that the site where the application has been submitted is in greenbelt and sits within a conservation area and is according to the applicant a brownfield site. As Ashton Hayes is a designated Local Service Centre some building is allowed within the Local Plan in 'special circumstances'. However, the application did not mention any affordable housing and within the Local Plan an allowance for affordable housing is required on any site with more than 3 houses proposed for development.

Cllr H Deynem was invited to speak with regards to the Ashton Hayes Community Hub and provide the meeting with an update. Cllr Deynem reported that this evening he was representing the Ashton Hayes Community Hub and not CWaC. He thanked the members of the Community Hub for all of their support over the years and outlined that the first business plan was completed in February 2018. Within this report the modelling and finance showed that a Community Pub & Hub would be supported and within the business plan they hoped to employ a professional manager and trained staff to run the pub which would be supported by volunteers. They also had a share launch and received much support from residents. Following on from these two bids have been placed to purchase the Golden Lion one for £320,000 and then a further bid of £340,000 both of these have been refused. The purchase price of the property has been reduced within the last six months to £475,000 however the AHCH still felt this price to be over inflated – additionally valuations of the property may need to be revisited due to the continuing deterioration of the state of the property.

Cllr H Deynem confirmed that an application to CWaC has now been submitted for a compulsory purchase to be considered. This has been taking longer than Cllr Deynem had hoped due to circumstances out of control e.g. the General Election etc. However now that the planning application has been submitted, he felt that the CPO would again be put on hold. Once the planning application was finalised then Cllr Deynem hoped that the CPO application would be taken to the Senior Leadership Team for consideration. If it was looked upon favourably then it would be taken to either the Cabinet or Full Council meeting for further approval.

Cllr Deynem reported that the Golden Lion Community Hub group felt that the provision of a replacement facility as outlined as being necessary in the Neighbourhood Plan had not been addressed within the planning application and there were no 'very special circumstances' reported to allow building within Green Belt. Cllr Deynem also raised concern about the proposed two-story new build so close to the neighbouring properties, the nearest of which currently has solar panels which could be obstructed and prevented from functioning by the new build properties if the planning permission went ahead. Cllr Deynem also commented that in the Golden Lion Community Hub Groups opinion that the property had not been marketed at a reasonable price or marketed as a pub for 12 months.

The Chairperson then asked the residents if they had any questions they would like to raise:-

- What is the deadline for the application?
It was reported that CWaC had confirmed that the consultation period would be finished on 15th February.
- The Village had a lot of volunteering currently – how much volunteering would be required to run the Community Hub?
Cllr Deynem confirmed that the Community Hub Committee realise that the facility cannot run purely on volunteers and within the business plan it was budgeted for a manager and a number of staff to run the facility with volunteers being utilised when available.
- Do the grants that the Community Hub Group have applied for, contain constraints regarding paying 'fair market rate' of the property? It was confirmed that this was correct, within the two main grants that have been applied for, stipulation was made by the grant providers that a 'fair market rate' is paid for the facility.
- Cllr Deynem confirmed that recently the CWaC planning portal had changed and whereas previously you could see all comments made on an application, now, due to data protection they are not allowed to show comments made by individuals on the website.
- How does the Community Hub Committee know that a pub will flourish in the area?
Survey's that have been carried out show support from residents and surrounding villages for the Golden Lion. Additionally, it was reported that no similar Community Hub facility that has been set up has failed. They also hoped to have meeting rooms and other facilities available to the community within the building.
- Has the pub been marketed at a true market value and not inflated?
It was reported that if it went to CPO then CWaC would seek their evidence of market worth.
- Has CWaC given any indication whether the CPO application would be considered favourably if planning permission was refused? It was reported that no indication had been received from CWaC as to their support or otherwise of the CPO application. It was also highlighted that there would be further milestones that the CPO would need to go through once approved by the Leadership Committee, and there was no legislative timescale for this process. However it was highlighted that it is hoped that the owner would be willing to negotiate or mediate if the Leadership Committee did approve the CPO.

- It was highlighted that if CWaC approved the CPO and it did move forward and CWaC would determine a market price, there would be no negotiation.
- A resident requested that a revaluation of the internal decoration should be undertaken.
- It was reported by an attendee that following the closure of the Golden Lion a valuation of local properties had been undertaken and pricing had dropped by 10-15% due to the closure of the Golden Lion.
- A resident asked if all options had been considered i.e. lease – it was confirmed that this had been explored and declined by the owner.
- It was also reported that the village would support any other buyer purchasing it for the purpose of re-opening the pub.

Following the question and answer session a vote on the following questions was undertaken:-

- *Does the community support or reject the application?* – all present who voted, were in support of rejecting the planning application. No votes to support it were made.
- *Does the community still consider the Golden Lion Public House to be a valued community asset as per the Neighbourhood Plan?* – all present who voted were in favour of the Golden Lion Public House value as a public asset. No votes of disagreement were forthcoming
- *Is the community committed to acquiring the pub as a community asset run on it's behalf?* – all who were present and voted were in favour of acquiring the pub and running it as a community asset. Nobody disagreed
- *Are there any further material planning considerations?* –
 - A resident asked if there was anywhere else that a pub could be built to satisfy the community – it was confirmed that this had not be explored as this was currently not offered within the planning application.
 - A resident asked if a deal could be made to allow the building of two house on the site if the pub could be bought by the Community Hub Committee. Cllr Deynem confirmed that an offer had been made for the building and 23 parking spaces which would then allow the current owner to explore options with the rest of the land – but again this was declined.

The Chairperson encouraged that all comments be submitted to CWaC by 5th February 2020. CWaC would welcome all views and the Chairperson provided an outlined of how residents go about submitting their views on-line.

The meeting closed at 8.05pm

Signed:..... Dated:.....